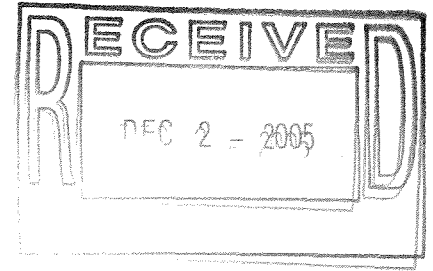



12/12/05 - 12



TOWN OF ACTON

Building Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** December 2, 2005
From: Garry A. Rhodes, Building Commissioner 
Subject: Site Plan Special Permit # 02/19/03-388/ Class I Application
Autoplex Realty 60 Powdermill Road (Foster)

Mr. Bertolami is requesting both a revision to the approved Site Plan Special Permit and a Class I license. The revision has been necessitated by the creation of a Conservation Restriction along the Assabet River. The Applicant is also proposing to not construct the common driveway to the adjoining property. I have discussed the request with both the Town Planner and Fire Chief. We would recommend if the Board grants the request and allows the driveway to not be constructed at this time; the Board reserve the right to require the driveway be constructed in the future if the current use changes.

It should be noted there is very limited area to store new vehicles. I am concerned the parking spaces needed to comply with zoning requirements will be used for new vehicle storage. I would recommend Mr. Bertolami be required to provide a plan showing how many new vehicles can fit on the site legally and the licensed be limited accordingly.

Please find attached a Draft Revision if the Board agrees with the changes.

TOWN OF ACTON
BOARD OF SELECTMEN

SITE PLAN SPECIAL PERMIT #02/19/03-388

60 Powdermill, ACTON, MASSACHUSETTS

AMENDMENT OF DECISION

The Applicant has requested certain modifications to Site Plan Special Permit #02/19/03-388 (the "Permit"). The requested change would revise the parking lot layout as shown on RED-LINE CHANGE dated November 18, 2005 and as provided in the letter from Acton Survey & Engineering dated November 18, 2005.

Pursuant to Section 4.7 of the Permit, the Board of Selectmen reserve the right to amend the Permit at the request of the Applicant. The Board of Selectmen reserve the right to require the construction of the common driveway if the USE changes. The changes set forth herein do not change the result of the original decision.

Except as specifically amended by this Amendment of Decision, the Permit is in full force and effect.

WITNESS our hand this _____ day of December 2005.

Board of Selectmen,

By, Peter Ashton Chairman

Acton Survey & Engineering, Inc.

97 Great Road, Suite 6 • PO Box 666 • Acton, MA • 01720

Phone: (978) 263-3666 • Fax: (978) 635-0218

Email: actonsurvey@verizon.net

November 18, 2005

Board of Selectmen
472 Main Street
Acton, MA 01720

Re: Autoplex Realty – 60 Powder Mill Road
Site Plan # 02/19/03-388
5235,b26

Dear Board Members:

The purpose of this letter is to request that the Board allow as “red line revisions” the modifications to the site construction, at 60 Powder Mill Road, summarized in this letter.

The building and site are presently under construction.

As a result of negotiations between the proponent and the Department of Environmental Protection pertaining to the issuance of a Wetlands Protection Act Superceding Order of Conditions a Conservation Restriction [CR] was granted along the Assabet River. The limit of the CR was established along the landward side of a temporary construction easement created for granting to the Town for the construction of a “river walk”. The construction easement extended into the easterly portion of the parking lot and the CR prohibits the previously approved construction, requiring the truncation of the parking lot and a loss of parking spaces.

The proponent has also revised the interior of the building and based on computations made with Building Commissioner Garry Rhodes 21 spaces are required for the intended use.

The red line revision changes are summarized as follows:

1. Decreasing the parking lot to the size necessary to eliminate alterations within the Conservation Restriction. The paved area to the east of the designated customer and employee parking spaces is to be retained for display car storage.
2. To eliminate the ramp between the 60 Powder Mill Road and the property to the west. The property to the west is under lease by an automobile vendor who does not desire the ramp to be constructed due to the intrusion interrupting vehicle circulation and snow removal. The ramp is not required, as vehicles will not travel between the properties and Chief Craig has indicated that it is not necessary for fire suppression or other emergency uses.
3. To increase the width of the walkway along the west side of the building from 5 to 6-feet to provide better access to a rear door and for ease in dumpster removal.

Attached are ten full scale and 10 reduce scale copies of a site plan showing the proposed revisions with changes, such as signage and fence placement made necessary by the revisions.

The site plan also clarifies the extent of the vertical and slope granite curbing required by the Special Permit.

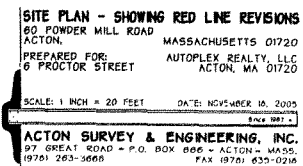
If the Board or Town Staff should require clarifications, additional information or revisions to the plan, please contact us.

Very truly yours,
Mark T. Donohoe, PE



for
Acton Survey & Engineering, Inc.

cc: Leo Bertolami
Conservation Commission
DEP CERO



Acton Survey & Engineering, Inc.

97 Great Road, Suite 6 • PO Box 666 • Acton, MA • 01720

Phone: (978) 263-3666 • Fax: (978) 635-0218

Email: actonsurvey@verizon.net

November 18, 2005

Ms MaryAnn DiPinto
DEP CERO
627 Main Street
Worcester, MA 01608

Re: 60 Powder Mill Road, Acton
DEP 85-707

Dear Ms. DiPinto:

Please find enclosed our letter to the Acton Board of Selectmen and the plan referenced, therein.

The proposed changes to the eastern parking lot are as required by the Superceding Order of Conditions and the elimination of the ramp at the western side of the property will decrease alterations and impervious area, within the Riverfront Area, by 650 square feet.

The widening of the walk to the rear of the building is to allow better access to a rear door and for the removal of the dumpster. Impervious area will be increased by 71 square feet.

The size and recharge capacity of the stormwater management systems have not been decreased.

If the Department should require additional information pertaining to this matter please contact us.

Very truly yours,
Mark T. Donohoe, PE



for
Acton Survey & Engineering, Inc.

cc: Leo Bertolami
Acton Conservation Commission
Acton Board of selectmen